

**Attachment
MRCA Item VII
December 9, 2004**

Materials prepared by: C. McLane 12/7/04

Proposition 12 grant documents

AGREEMENT SUMMARY

STD 215 (Rev 4/2002)

☒ **CHECK HERE IF ADDITIONAL PAGES ARE ATTACHED**

AGREEMENT NUMBER

SMM-04XX

AMENDMENT NUMBER

1. CONTRACTOR'S NAME

Mountains Recreation and Conservation Authority (Majors/Verdugo Acq)

2. FEDERAL I.D. NUMBER

77-0112367

3. AGENCY TRANSMITTING AGREEMENT

Santa Monica Mountains Conservancy

4. DIVISION, BUREAU, OR OTHER UNIT

5. AGENCY BILLING CODE

10507

6. NAME AND TELEPHONE NUMBER OF CONTRACT ANALYST FOR QUESTIONS REGARDING THIS AGREEMENT

Rorie A. Skei, Chief Deputy Director

7. HAS YOUR AGENCY CONTRACTED FOR THESE SERVICES BEFORE?

☒ NO☐ YES (If YES, enter prior contractor

name and Agreement Number)

8. BRIEF DESCRIPTION OF SERVICES - LIMIT 72 CHARACTERS INCLUDING PUNCTUATION AND SPACES

Fee acquisition of up to 461.8 acres in the Verdugo Mountains, and related closing and transaction costs.

9. AGREEMENT OUTLINE (Include reason for Agreement: Identify specific problem, administrative requirement, program need or other circumstances making the Agreement necessary; include special or unusual terms and conditions.)

Fee acquisition of up to 461.8 acres in the Verdugo Mountains, and related closing and transaction costs. APNs 2545-016-005; 2545-017-007, 2545-019-001,-004,-008,-010,-011; 2545-020-001; 2546-009-006; 2546-010-011; 2546-011-002,-004.


See Exhibit A for detailed budget information.

10. PAYMENT TERMS (More than one may apply.)

☐ MONTHLY FLAT RATE☐ QUARTERLY☐ ONE -TIME PAYMENT☐ PROGRESS PAYMENT☐ ITEMIZED INVOICE☐ WITHHOLD _____ %☐ ADVANCED PAYMENT NOT TO EXCEED☒ REIMBURSEMENT/REVENUE

\$ _____ or _____ %

☐ OTHER (Explain) _____

11. PROJECTED EXPENDITURES FUND TITLE	ITEM	F.Y.	CHAPTER	STATUTE	PROJECTED EXPENDITURES
Capital Outlay and Grants	3810-301-0005	04-05	208	2004	\$1,005,000
					\$
OBJECT CODE			AGREEMENT TOTAL		\$ \$1,005,000
OPTIONAL USE			AMOUNT ENCUMBERED BY THIS DOCUMENT \$ \$1,005,000		
I CERTIFY upon my own personal knowledge that the budgeted funds for the current budget year are available for the period and purpose of the expenditure stated above.			PRIOR AMOUNT ENCUMBERED FOR THIS AGREEMENT \$		
ACCOUNTING OFFICER'S SIGNATURE 		DATE SIGNED		TOTAL AMOUNT ENCUMBERED TO DATE \$ \$1,005,000	
12. AGREEMENT	From	Through	TOTAL COST OF THIS TRANSACTION	BID, SOLE SOURCE, EXEMPT	
Original	10-6-04	12-30-06	\$ \$1,005,000	Exempt	
Amendment No. 1			\$		
Amendment No. 2			\$		
Amendment No. 3			\$		
		TOTAL	\$ \$1,005,000		

(Continue)

13. BIDDING METHOD USED:

☐ REQUEST FOR PROPOSAL (RFP)
(Attach justification if secondary method is used)

☐ INVITATION FOR BID (IFB)

☐ USE OF MASTER SERVICE AGREEMENT

☐ SOLE SOURCE CONTRACT
(Attach STD. 821)

☐ EXEMPT FROM BIDDING
(Give authority for exempt status)

☒ OTHER *(Explain)* **N/A-Local Assistance Grant**

NOTE: *Proof of advertisement in the State Contracts Register or an approved form STD. 821, Contract Advertising Exemption Request, must be attached*

14. SUMMARY OF BIDS *(List of bidders, bid amount and small business status) (If an amendment, sole source, or exempt, leave blank)*

N/A – Local Assistance Grant

15. IF AWARD OF AGREEMENT IS TO OTHER THAN THE LOWER BIDDER, PLEASE EXPLAIN REASON(S) *(If an amendment, sole source, or exempt, leave blank)*

N/A – Local Assistance Grant

16. WHAT IS THE BASIS FOR DETERMINING THAT THE PRICE OR RATE IS REASONABLE?

N/A – Local Assistance Grant

17. JUSTIFICATION FOR CONTRACTING OUT *(Check one)*

☐ Contracting out is based on cost savings per Government Code 19130(a). The State Personnel Board has been so notified.
Justification:
N/A – Local Assistance Grant

☐ Contracting out is justified based on Government Code 19130(b). Justification for the Agreement is described below.

<div>18. FOR AGREEMENTS IN EXCESS OF \$5,000, HAS THE LETTING OF THE AGREEMENT BEEN REPORTED TO THE DEPARTMENT OF FAIR EMPLOYMENT AND HOUSING?</div> <div><input type="checkbox"/> NO <input type="checkbox"/> YES <input checked="" type="checkbox"/> N/A</div>	<div>19. HAVE CONFLICT OF INTEREST ISSUES BEEN IDENTIFIED AND RESOLVED AS REQUIRED BY THE STATE CONTRACT MANUAL SECTION 7.10?</div> <div><input type="checkbox"/> NO <input type="checkbox"/> YES <input checked="" type="checkbox"/> N/A</div>	<div>20. FOR CONSULTING AGREEMENTS, DID YOU REVIEW ANY CONTRACTOR EVALUATIONS ON FILE WITH THE DGS LEGAL OFFICE?</div> <div><input type="checkbox"/> NO <input type="checkbox"/> YES <input type="checkbox"/> NONE ON FILE <input checked="" type="checkbox"/> N/A</div>
<div>21. IS A SIGNED COPY OF THE FOLLOWING ON FILE AT YOUR AGENCY FOR THIS CONTRACTOR?</div> <div><div>A. CONTRACTOR CERTIFICATION CLAUSES</div><div><input type="checkbox"/> NO <input type="checkbox"/> YES <input checked="" type="checkbox"/> N/A</div><div>B. STD. 204, VENDOR DATA RECORD</div><div><input type="checkbox"/> NO <input type="checkbox"/> YES <input checked="" type="checkbox"/> N/A</div></div>	<div>22. REQUIRED RESOLUTIONS ARE ATTACHED</div> <div><input type="checkbox"/> NO <input checked="" type="checkbox"/> YES <input type="checkbox"/> N/A</div>	

23. ARE DISABLED VETERANS BUSINESS ENTERPRISE GOALS REQUIRED? *(If an amendment, explain changes, if any)*

☒ NO *(Explain below)*

☐ YES *(If YES complete the following)*

DISABLED VETERAN BUSINESS ENTERPRISES: _____ % OF AGREEMENT

☐ Good faith effort documentation attached if 3% goal is not reached.

☐ We have determined that the contractor has made a sincere good faith effort to meet the goal.

Explain:

N/A – Local Assistance Grant

<div>24. IS THIS A SMALL BUSINESS CERTIFIED BY OSBCR?</div> <div><input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <i>(Indicate Industry Group)</i></div>	<div>SMALL BUSINESS REFERENCE NUMBER</div>
<div>25. IS THIS AGREEMENT (WITH AMENDMENTS) FOR A PERIOD OF TIME LONGER THAN ONE YEAR? <i>(If YES, provide justification)</i></div> <div><input checked="" type="checkbox"/> NO <input type="checkbox"/> YES</div>	

I certify that all copies of the referenced Agreement will conform to the original Agreement sent to the Department of General Services.

SIGNATURE/TITLE	DATE SIGNED
	

AGREEMENT NUMBER

SMM-04xx

REGISTRATION NUMBER

1. This Agreement is entered into between the State Agency and the Contractor named below:

STATE AGENCY'S NAME

Santa Monica Mountains Conservancy

CONTRACTOR'S NAME

Mountains Recreation and Conservation Authority (Majors/Verdugo Acq Prop 12)

2. The term of this Agreement is: 12-6-04 through 12-30-06

3. The maximum amount of this Agreement is: \$ 1,005,000

4. The parties agree to comply with the terms and conditions of the following exhibits which are by this reference made a part of the Agreement.

Exhibit A – Scope of Work page(s)

Exhibit B – Budget Detail and Payment Provisions page(s)

Exhibit C* – General Terms and Conditions

Check mark one item below as Exhibit D:

☐
☐

Exhibit - D Special Terms and Conditions (Attached hereto as part of this agreement)

page(s)

Exhibit - D* Special Terms and Conditions

Exhibit E – Additional Provisions

page(s)

Items shown with an Asterisk (*), are hereby incorporated by reference and made part of this agreement as if attached hereto.
These documents can be viewed at www.ols.dgs.ca.gov/Standard+Language

IN WITNESS WHEREOF, this Agreement has been executed by the parties hereto.

CONTRACTOR

CONTRACTOR'S NAME (if other than an individual, state whether a corporation, partnership, etc.)

Mountains Recreation and Conservation Authority

BY (Authorized Signature)



DATE SIGNED(Do not type)

PRINTED NAME AND TITLE OF PERSON SIGNING

Michael Berger, Chair

ADDRESS

570 W. Avenue 26, Suite 100, Los Angeles, CA 90065

STATE OF CALIFORNIA

AGENCY NAME

Santa Monica Mountains Conservancy

BY (Authorized Signature)



DATE SIGNED(Do not type)

PRINTED NAME AND TITLE OF PERSON SIGNING

Jerome C. Daniel, Chair

ADDRESS

5750 Ramirez Canyon, Malibu, CA 90265

**California Department of General
Services Use Only**

☐ Exempt per:

EXHIBIT A
(Standard Agreement)

SCOPE OF WORK

1. Contractor agrees to provide to the Santa Monica Mountains Conservancy (SMMC) the following as described herein:

Fee acquisition of up to 461.8 acres in the Verdugo Mountains, and related closing and transaction costs. APNs 2545-016-005; 2545-017-007, 2545-019-001,-004,-008,-010,-011; 2545-020-001; 2546-009-006; 2546-010-011; 2546-011-002,-004.

See attached Grant Application, Staff Report and Resolution.

2. The services shall be performed within the Santa Monica Mountains Conservancy Zone.
3. The services shall be provided during normal business hours.
4. The project representatives during the term of this agreement will be:

State Agency: Santa Monica Mountains Conservancy	Contractor: Mountains Recreation and Conservation Authority
Name: Joseph T. Edmiston, FAICP	Name: Paul Edelman
Phone: (310) 589-3200	Phone: 310-589-3200 ext. 128
Fax: (310) 589-2408	Fax: 310-858-7212

Direct all inquiries to:

State Agency: Santa Monica Mountains Conservancy	Contractor: Mountains Recreation and Conservation Authority
Section/Unit: Government Programs	Section/Unit:
Attention: Grants Manager	Attention: Cara Mclane
Address: 570 W. Ave. 26, Suite 100, Los Angeles, CA 90065	Address: 570 W. Ave. 26, Los Angeles, CA 90065
Phone: (323) 221-8900	Phone: 323-221-9944 ext. 117
Fax: (323) 221-9933	Fax: 323-221-9934

EXHIBIT E

Additional General Provisions

Definitions

1. The term “Act” as used herein means the Park Bond 2000
2. The term “CEQA” as used herein means the California Environmental Quality Act, Public Resources Code Section 21000 et. seq; Title 14, California Code of Regulations Section 15000 et. seq.
3. The term “Contract” as used herein means an agreement between the State and Grantee specifying the payment of Grant Money by the State for the performance of Project goals within the Project Performance Period by the Grantee.
4. The term “Grantee” as used herein means the party described as the Grantee on page 1 of this Contract.
5. The term “Grant Moneys” as used herein means funds derived from the sale of bonds authorized by the Act.
6. The term “Project” as used herein means the project described in Section B of this Contract.
7. The term “Project Performance Period” as used herein means the period of time that the Grant Moneys are available, and the time in which the Project must be complete, billed and paid as described in Section C of this Contract.
8. The term “State” as used herein means the Santa Monica Mountains Conservancy.

B. Project Description

The Grantee shall be responsible for fee acquisition of up to 461.8 acres in the Verdugo Mountains, and related closing and transaction costs. APNs 2545-016-005; 2545-017-007, 2545-019-001,-004,-008,-010,-011; 2545-020-001; 2546-009-006; 2546-010-011; 2546-011-002,-004 in accordance with the

EXHIBIT E

attached staff report, resolution, and application authorizing such action dated December 6, 2004.

C. Project Period

The project period shall be from date of authorization to December 30, 2006, unless such time period is extended by the State.

D. Project Execution

1. Subject to the availability of Grant Moneys in the Act, the State hereby grants to the Grantee a sum of money (Grant Money) not to exceed the amount stated on page 1 of this contract in consideration of and on condition that the sum be expended in carrying out the purpose as set forth in the Description of Project and under the terms and conditions set forth in this Contract.

Unless otherwise determined by the State, Grantee agrees to assume any obligation to furnish any additional funds that may be necessary to complete the Project. Any modification or alteration in the Project as set forth in the Application on file with the State must be submitted to the Executive Director of State for approval.

2. Grantee agrees to complete the Project in accordance with the time of Project Performance Period, and under the terms and conditions of this Contract.
3. Grantee shall comply as lead agency with a California Environmental Quality Act (Public Resources Code, Section 21000, et. seq.)
4. If the Project includes development, the Grantee shall comply with all applicable current laws and regulations affecting development projects, including, but not limited to, laws affecting health and safety, hazardous materials, historical preservation, environmental impacts, building standards, and the like.

EXHIBIT E

5. Grantee agrees to permit periodic site visits by the State to determine if development work is in accordance with the approved Project Description including a final inspection upon Project completion.
6. Grantee agrees to submit any significant deviation from the original Project Description to the Executive Director of State for prior approval.
7. **If the Project includes acquisition of real property, the Grantee agrees to comply with all applicable state and local laws or ordinances affecting relocation and real property acquisition. Documentation of such compliance will be made available for review upon request by the State.**
8. Grantee agrees to provide reasonable public access to lands acquired in fee with Grant Moneys except where that access may interfere with habitat protection.
9. Grantee agrees to comply with prevailing wage requirements. On January 1, 2004, additional prevailing wage requirements were added by the implementation of Senate Bill No. 966 (2003/2004 Reg. Session). The Department of Industrial Relations, Division of Standards Enforcement is the appropriate agency to contact for additional information on whether a project is a public works and whether prevailing wage is required, <http://www.dir.ca.gov>.

E. Project Costs

The Grant Moneys to be provided Grantee under this Contract may be disbursed as follows:

1. For acquisition Projects: Acquisition of real property shall be from a willing seller of a fee interest or any other interest. The State may

EXHIBIT E

disburse to Grantee the amount of the purchase price together with cost allocation or overhead and incident acquisition costs.

2. For development Projects: The State may disburse to Grantee the Grant Moneys on proof of award of a construction contract or commencement of construction by force account including cost allocation and project administration costs, up to one hundred percent of the total Grant, or the actual cost, whichever is less.

F. Project Administration

1. Grantee agrees to promptly submit such reports as the State may request. Grantee shall provide State a report showing total final Project expenditures.
2. Grantee agrees that property and facilities acquired or developed pursuant to this Contract shall be available for inspection upon request by the State.
3. Grantee agrees to use any moneys advanced by the State under the terms of this Contract solely for the Project herein described. Any temporary borrowings of such money for cash flow purposes by Grantee shall be approved by Executive Director of State only upon such assurances that the funds will be promptly repaid as the Executive Director may require.
4. If Grant Funds are advanced, the Grantee shall place these Funds in a separate interest bearing account, setting up and identifying such account prior to the advance. Interest earned on Grant Funds shall be used to complete the Project, as approved by the State. **Any overpayment of Grant Funds in excess of final project costs shall either be returned to the State or reallocated to another Project upon approval by the State within 60 days of completion of the Project or the end of the Project performance period as shown on the signature page, whichever is earlier.**

EXHIBIT E

5. Grantee agrees that income earned by the Grantee from use of the Project shall be used to further Project purposes, or, if approved by the State, for related purposes within the Grantee's jurisdiction.

G. Project Termination

1. Grantee may unilaterally rescind this Contract at any time prior to the commencement of the Project. After Project commencement this Contract may be rescinded, modified or amended by mutual agreement in writing.
2. Failure by the Grantee to comply with material terms of this Contract or any other Contract under the Act may be cause for suspension of all obligations of the State hereunder.
3. **Failure of the Grantee to comply with the terms of this Contract shall not be cause for the suspension of all obligations of the State hereunder if in the judgment of the Executive Director of State such failure was due to no fault of the Grantee. In such case, any amount required to settle at minimum cost any irrevocable obligations properly incurred shall be eligible for reimbursement under this Contract.**
4. Because the benefit to be derived by the State, from the full compliance by the Grantee with the terms of this Contract, is the preservation, protection and net increase in the quantity and quality of parks, public recreation facilities and/or historical resources available to the people of the State of California and because such benefit exceeds to an immeasurable and unascertainable extent the amount of money furnished by the State by way of Grant Moneys under the provisions of this Contract, the Grantee agrees that payment by the Grantee to the State of an amount equal to the amount of the Grant Moneys disbursed under this Contract by the State would be inadequate compensation to the State for any material breach by the Grantee of this Contract. **The Grantee further agrees therefore, that**

EXHIBIT E

the appropriate remedy in the event of a breach by the Grantee of this Contract shall be the specific performance of this Contract, unless otherwise agreed to by the State pursuant to Section 5096.343 (c).

5. Grantee and State agree that if the Project includes development, final payment may not be made until the Project conforms substantially to this Contract and is a useable facility.

H. Hold Harmless

1. Grantee agrees to waive all claims and recourse against the State including the right to contribution for loss or damage to persons or property arising from, growing out of or in any way connected with or incident to this Contract except claims arising from the concurrent or sole negligence of State, its officers, agents, and employees.
2. Grantee agrees to indemnify, hold harmless and defend State, its officers, agents and employees against any and all claims demands, damages, costs, expenses or liability costs arising out of the acquisition, development, construction, operation or maintenance of the property described as the Project which claims, demands, or causes of action arise under Government Code Section 895.2 or otherwise except for liability arising out of the concurrent or sole negligence of State, its officers, agents or employees.
3. Grantee agrees that in the event State is named as codefendant under the provisions of Government Code Section 895 et seq., the Grantee shall notify State of such fact and shall represent State in the legal action unless State undertakes to represent itself as codefendant in such legal action in which event shall bear its own litigation costs, expenses, and attorney's fees.
4. Grantee and State agree in the event of judgment entered against the State and Grantee because of the concurrent negligence of the State and Grantee, their officers, agents, or employees, an apportionment of

EXHIBIT E

liability to pay such judgment shall be made by a court of competent jurisdiction. Neither party shall request a jury apportionment.

5. Grantee agrees to indemnify, hold harmless and defend the State, its officers, agents and employees against any and all claims, demands, costs, expenses or liability costs arising out of legal actions pursuant to items to which the Grantee has certified. Grantee acknowledges that it is solely responsible for compliance with items to which it has certified.

I. Financial Records

1. The State may audit the Project. If so, the Grantee will be notified at least 30 days in advance. The audit may occur up to three years after the final payment of Grant Moneys.
2. Grantee agrees to maintain satisfactory financial accounts, documents and records for the Project and to make them available to the State for auditing at reasonable times. Grantee also agrees to retain such financial accounts, documents and records for **three years following** Project termination or completion.

Grantee and State agree that during regular office hours each of the parties hereto and their duly authorized representative shall have the right to inspect and make copies of any books, records or reports of the other party pertaining to this agreement or matters related thereto. Grantee agrees to maintain and make available for inspection by the State accurate records of all of its costs, disbursements and receipts with respect to its activities under this Contract.

3. Grantee agrees to use a generally accepted accounting system.

EXHIBIT E

J. Use of Facilities

1. **Grantee agrees that the Grantee shall use the property acquired or developed with Grant Moneys under this Contract only for the purpose for which the State Grant Moneys were requested and no other use of the property shall be permitted except by specific act of the Legislature.**
2. Grantee shall use the property for the purposes for which the Grant was made and shall make no other use or sale or other disposition of the property, except as consistent with the Act and authorized by the State. This Agreement shall not prevent the transfer of the property from the Grantee to a public agency, if the successor public agency assumes the obligations imposed by this Agreement. If the use of the property is changed to a use that is not permitted by the Act, or if the property is sold or otherwise disposed of, an amount equal to (1) the amount of the grant (2) the fair market value of the real property, or (3) the proceeds from the sale or other disposition, whichever is greater, shall be reimbursed to the State, unless approved by the Executive Director of State to be used for related purposes within the Grantee's jurisdiction. If the property sold or otherwise disposed of is less than the entire interest in the property funded in the Grant, an amount equal to either the proceeds from the sale or other disposition of the interest or the fair market value of the interest sold or otherwise disposed of, whichever is greater, shall be reimbursed to the State, unless approved by the Executive Director of State to be used for related purposes within the Grantee's jurisdiction.
3. Grantee agrees to maintain and operate the property acquired, developed, rehabilitated or restored with Grant Moneys for a period that is commensurate with the type of project and the proportion of State funds and local matching funds or property allocated to the capital costs of the project subject to the provisions of Public Resources Code Section 5096.343. With the approval of the State, the Grantee or its successors in interest in the property may transfer the responsibility to maintain and operate the property in accordance with Section 5096.343.

EXHIBIT E

K. Nondiscrimination

1. The Grantee shall not discriminate against any person on the basis of sex, race, color, national region, age, religion, ancestry, or physical handicap in the use of any property or facility acquired or developed pursuant to this Contract.
2. The Grantee shall not discriminate against any person on the basis of residence except to the extent that reasonable differences in admission or other fees may be maintained on the basis of resident and pursuant to law.
3. All facilities shall be open to members of the public generally, except as noted under the special provisions of this Contract.

L. Application Incorporation

The Application and any subsequent change or addition approved in writing by the State is hereby incorporated in this Contract as though set forth in full in this Contract.

M. Severability

If any provision of this Contract or the application thereof is held invalid, that invalidity shall not affect other provisions or applications of the agreement which can be given effect without the invalid provision or application, and to this provisions of this Contract are severable.

N. Budget Detail and Payment Provisions

Invoicing and Payment

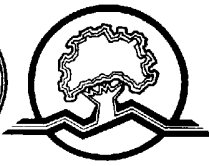
EXHIBIT E

1. For services satisfactorily rendered, and upon receipt and approval of the invoices, the State agrees to compensate the Contractor for actual expenditures incurred in accordance with the rates specified herein, which is attached hereto and made a part of this Agreement.
2. Invoices shall include the Agreement Number and shall be submitted in triplicate not more frequently than monthly in arrears to:

Santa Monica Mountains Conservancy
c/o Governmental Programs Officer
570 W. Ave. 26, Ste. 100
Los Angeles, CA 90065

O. Budget Contingency Clause

1. It is mutually agreed that if the Budget Act of the current year and/or any subsequent years covered under this Agreement does not appropriate sufficient funds for the program, this Agreement shall be of no further force and effect. In this event, the State shall have no liability to pay any funds whatsoever to Contractor or to furnish any other considerations under this Agreement and Contractor shall not be obligated to perform any provisions of this Agreement.
2. If funding for any fiscal year is reduced or deleted by the Budget Act for purposes of this program, the State shall have the option to either cancel this Agreement with no liability occurring to the State, or offer an agreement amendment to Contractor to reflect the reduced amount.



MOUNTAINS RECREATION & CONSERVATION AUTHORITY

Los Angeles River Center and Gardens

570 West Avenue Twenty-six, Suite 100

Los Angeles, California 90065

Phone (323) 221-9944 Fax (323) 221-9934

November 12, 2004

Mr. Jerome C. Daniel
Chairperson
Santa Monica Mountains Conservancy
5750 Ramirez Canyon
Malibu, California 90265

Grant Application - Proposition 12 Funds Verdugo Mountains Acquisition (Majors)

Dear Mr. Daniel:

I am pleased to present the enclosed application for Proposition 12 grant funding for acquisition of the Majors property in the Verdugo Mountains. The MRCA requests a grant in the sum of \$1,005,000 from the Safe Neighborhood Parks, Clean Water, Clean Air, and Coastal Protection Bond Act of 2000 (Proposition 12) Article 8, Mountain Resource Program, Section 5096.353.

The proposed grant would fund fee acquisition of a portion of 496 acres, and the remainder will be donated to the MRCA by the Fond Land Preservation Fund. Please refer to the enclosed application for more information. If you have any questions regarding this, please contact our project manager, Paul Edelman, at 310-589-3230, extension 128.

Sincerely,

A handwritten signature in black ink, appearing to read 'Michael D. Berger'.

Michael D. Berger
Chairperson

Attachments: Application

SANTA MONICA MOUNTAINS CONSERVANCY GRANT APPLICATION			
Project Name: Verdugo Mtns (Majors) Acquisition		Amount of Request: \$ 1,005,000	
Applicant Name: Mountains Recreation & Conservation Authority		Total Project Cost: \$ 2,010,000	
		Amount of Match: \$ 1,005,000	
		Source of Match: Private donations, Prop 40	
Applicant Address: 570 West Avenue 26, Suite 100 Los Angeles, CA 90065		Project Address: 210 Fwy / Sunland Blvd	
		County	Senate District
		Los Angeles	17
			Assembly District
			38
Phone: 323-221-9944			
Fax: 323-221-9934		Email: Paul.Edelman@mrca.ca.gov	
Grantee's Authorized Representative:			
Cara McLane, Contracts Officer		323-221-9944, x117	
Name and Title		Phone	
Person with day-to-day responsibility for project:			
Paul Edelman, Chief of Natural Resources and Planning		310-589-3230, x128	
Name and Title		Phone	
Brief Scope of Work (60 words maximum): Fee acquisition of up to 461.8 acres in the Verdugo Mountains, and related closing and transaction costs. APNs 2545-016-005; 2545-017-007, 2545-019-001,-004,-008,-010,-011; 2545-020-001; 2546-009-006; 2546-010-011; 2546-011-002,-004.			
Funding Source Applied for: Proposition 12			
Narrative/Project Description: The Verdugo Mountains are a unique urban range virtually surrounded by development but still connected by a thread to the vast natural areas of the San Gabriel Mountains and the Angeles National Forest. The extension of the Big Tujunga Wash into the floor of the San Fernando Valley makes this connection possible. Although bisected by the 210 Freeway and Foothill Boulevard, the tremendous ecological resources of Big Tujunga Wash has resulted in large scale under-crossings beneath Foothill Boulevard and the 210 Freeway. The proposed acquisition will protect the land and water resources of the Verdugo Mountains, including core habitat, and augment a key inter-mountain range wildlife corridor. The habitat linkage between the wash and the Verdugo Mountains is narrow but does not require any additional road crossing structures to be functional. The subject properties are on generally rugged terrain with high quality cover of chaparral, coastal sage scrub, and scattered oaks. Several blue line streams are located on the property, as well as other smaller drainages. Given the proximity to the Foothill Freeway and the surrounding infrastructure, the subject properties would be a prime opportunity for residential and commercial development if not protected as open space. Purchase of the property for public parkland will provide protection of native plant communities, wildlife habitat, and scenic viewsheds. The proposed acquisition will also provide for public access and low-impact recreation. Sunland Boulevard could provide a good recreational access point for			

Continued on next page

The subject properties, totaling 461.8 acres, are owned by Major Land Company and a private individual. The owners are willing sellers. The properties have been appraised and the appraisal was reviewed and approved by the Department of General Services. Because the appraisal is over two years old, an updated appraisal has been commissioned. The original appraised value exceeded the amount of public funds to be used to acquire the property. If the requested funds are secured, the transaction could be completed by January 31, 2005.

The acquisition is in compliance with the California Environmental Quality Act (CEQA). A Notice of Exemption will be filed for the acquisition. The project is consistent with all applicable land use plans and ordinances. It is also consistent with all relevant Los Angeles City ordinances and general plan documents. Amendments to local plans or the Rim of the Valley Trail Corridor Master Plan are not required.

Tasks / Milestones:	Budget:	Completion Date
1 Land purchase cost	\$ 1,000,000	June 30, 2005
2 Closing and transaction costs	\$ 5,000	June 30, 2005

Acquisition Projects:	APN(s):	2545-016-005, 2545-017-007, 2545-019-001, 2545-019-004, 2545-019-008, 2545-019-010, 2545-019-011, 2545-020-001, 2546-009-006, 2546-010-011, 2546-011-002, 2546-011-004.
	Acreage:	461.8

I certify that the information contained in this Grant Application form, including required attachments, is accurate.

Signature of Authorized Representative

12 Nov 2004
Date

Form SMM-001

SANTA MONICA MOUNTAINS CONSERVANCY

LOS ANGELES RIVER CENTER AND GARDENS
570 WEST AVENUE TWENTY-SIX, SUITE 100
LOS ANGELES, CALIFORNIA 90065
PHONE (323) 221-8900
FAX (323) 221-9001



November 19, 2004

John A. Saurenman
Supervising Deputy Attorney General
Office of the Attorney General, Lands Section
300 South Spring Street
Los Angeles, California 90013

**Verdugo Mountains-Majors
Proposition 12 Grant Application**

Dear John:

Enclosed please find a proposed grant application submitted in draft form by the Mountains Recreation and Conservation Authority (MRCA) and drafts of the Santa Monica Mountains Conservancy grant agreement, staff report and resolution.

The MRCA is requesting a grant in an amount of \$1,005,000 from the Conservancy's Proposition 12 funds to be used for the acquisition of a portion of 461 acres located in the Verdugo Mountains. Section 5096.353 of the Public Resources Code provides that the Conservancy may make grants for the purpose of acquisition of land and water resources pursuant to Division 23 of the Public Resources Code. The subject property property is located within the Rim of the Valley Trail Corridor.

Pursuant to Section 5 of the Budget Control language the Conservancy requests that your office review the enclosed draft and provide the Conservancy with an informal letter of advice as to whether the proposed grant is in compliance with the General Obligation Bond Law.

Sincerely,

A handwritten signature in black ink that reads "Laurie C. Collins".

LAURIE C. COLLINS
Chief Staff Counsel

BILL LOCKYER
Attorney General

State of California
DEPARTMENT OF JUSTICE



300 SOUTH SPRING STREET, SUITE 1702
LOS ANGELES, CA 90013

Public: (213) 897-2000
Telephone: (213) 897-2702
Facsimile: (213) 897-2801
E-Mail: John.Saurenman@doj.ca.gov

December 3, 2004

Laurie Collins
Chief Staff Counsel
Santa Monica Mountains Conservancy
Los Angeles River Center and Gardens
570 West Avenue Twenty-Six, Suite 100
Los Angeles, CA 90065

RE: Proposition 12 Grant to MRCA for Verdugo Mountains-Majors Acquisition

Dear Ms. Collins:

You have asked that the Office of the Attorney General review the above-referenced grant to the Mountains Recreation and Conservation Authority (MRCA) and advise the Conservancy whether the grant complies with the General Obligation Bond Law and Proposition 12. We are reviewing this grant pursuant to the control language in this year's budget which mandates Attorney General review of Conservancy grants from its appropriation of bond funds for this fiscal year to insure compliance with the General Obligation Bond Law and the pertinent bond acts.

Based on the information you have provided, the Conservancy proposes to grant \$1,005,000 in Proposition 12 bond funds to the MRCA to be used in the acquisition of 461 acres located in the Verdugo Mountains (the Majors property). By acquiring this property, the MRCA will preserve it from commercial and residential development and will protect native plant communities, wildlife habitat and scenic viewsheds. This grant will not be sufficient to fund the entire acquisition. Additional funds will come from a companion MRCA application for a grant of Proposition 40 funds and from private donations. At this time, the Conservancy does not know the percentage of the acquisition that will be funded from Proposition 40, from Proposition 12 and from private donations.

Proposition 12 allocates \$35 million to the Santa Monica Mountains Conservancy which either the Conservancy or a grantee must use for the acquisition, enhancement and restoration of natural lands and the improvement of public recreational facilities. This grant is for the acquisition of natural lands in the Verdugo Mountains, and this acquisition is consistent with the Conservancy's Rim of the Valley Trail Corridor Master Plan. Based on our understanding of this grant proposal, it is our opinion that the expenditure of Proposition 12 proceeds to acquire the

Laurie Collins
December 3, 2004
Page 2

Majors property is a proper use of the bond funds which is consistent with the General Obligation Bond Law and Proposition 12. If our understanding is incorrect, or if circumstances change, you should contact us before encumbering these bond funds.

Sincerely,

A handwritten signature in black ink, appearing to read "John A. Saurenman", with a long, sweeping horizontal stroke at the end.

JOHN A. SAURENMAN
Supervising Deputy Attorney General

For BILL LOCKYER
Attorney General

Proposition 40 grant documents

AGREEMENT SUMMARY

STD 215 (Rev. 4/2002)

☒ **CHECK HERE IF ADDITIONAL PAGES ARE ATTACHED**

AGREEMENT NUMBER

SMM-04XX

AMENDMENT NUMBER

1. CONTRACTOR'S NAME

Mountains Recreation and Conservation Authority (Majors Verdugo Acq.)

2. FEDERAL I.D. NUMBER

77-0112367

3. AGENCY TRANSMITTING AGREEMENT

Santa Monica Mountains Conservancy

4. DIVISION, BUREAU, OR OTHER UNIT

5. AGENCY BILLING CODE

10507

6. NAME AND TELEPHONE NUMBER OF CONTRACT ANALYST FOR QUESTIONS REGARDING THIS AGREEMENT

Rorie A. Skei, Chief Deputy Director

7. HAS YOUR AGENCY CONTRACTED FOR THESE SERVICES BEFORE?

☒ NO☐ YES (If YES, enter prior contractor

name and Agreement Number)

8. BRIEF DESCRIPTION OF SERVICES - LIMIT 72 CHARACTERS INCLUDING PUNCTUATION AND SPACES

Fee acquisition of up to 461.8 acres in the Verdugo Mountains, and related closing and transaction costs.

9. AGREEMENT OUTLINE (Include reason for Agreement: Identify specific problem, administrative requirement, program need or other circumstances making the Agreement necessary; include special or unusual terms and conditions.)

Fee acquisition of up to 461.8 acres in the Verdugo Mountains, and related closing and transaction costs. APNs 2545-016-005; 2545-017-007, 2545-019-001,-004,-008,-010,-011; 2545-020-001; 2546-009-006; 2546-010-011; 2546-011-002,-004.


See Exhibit A for detailed budget information.

10. PAYMENT TERMS (More than one may apply.)

☐ MONTHLY FLAT RATE☐ QUARTERLY☐ ONE -TIME PAYMENT☐ PROGRESS PAYMENT☐ ITEMIZED INVOICE☐ WITHHOLD _____ %☐ ADVANCED PAYMENT NOT TO EXCEED☒ REIMBURSEMENT/REVENUE

\$ _____ or _____ %

☐ OTHER (Explain) _____

11. PROJECTED EXPENDITURES FUND TITLE	ITEM	F.Y.	CHAPTER	STATUTE	PROJECTED EXPENDITURES
Capital Outlay and Grants	3810-301-6029	04-05	208	2004	\$1,005,000
					\$
OBJECT CODE			AGREEMENT TOTAL		\$ \$1,005,000
OPTIONAL USE			AMOUNT ENCUMBERED BY THIS DOCUMENT \$ \$1,005,000		
I CERTIFY upon my own personal knowledge that the budgeted funds for the current budget year are available for the period and purpose of the expenditure stated above.			PRIOR AMOUNT ENCUMBERED FOR THIS AGREEMENT \$		
ACCOUNTING OFFICER'S SIGNATURE 		DATE SIGNED		TOTAL AMOUNT ENCUMBERED TO DATE \$ \$1,005,000	
12. AGREEMENT	From	Through	TOTAL COST OF THIS TRANSACTION	BID, SOLE SOURCE, EXEMPT	
Original	12-6-04	12-30-06	\$ \$1,005,000	Exempt	
Amendment No. 1			\$		
Amendment No. 2			\$		
Amendment No. 3			\$		
		TOTAL	\$ \$1,005,000		

(Continue)

AGREEMENT SUMMARY

STD. 215 (NEW 02/98)

13. BIDDING METHOD USED:

☐ REQUEST FOR PROPOSAL (RFP)☐ INVITATION FOR BID (IFB)☐ USE OF MASTER SERVICE AGREEMENT*(Attach justification if secondary method is used)*☐ SOLE SOURCE CONTRACT☐ EXEMPT FROM BIDDING☒ OTHER *(Explain)***N/A-Local Assistance Grant***(Attach STD. 821)**(Give authority for exempt status)*NOTE: *Proof of advertisement in the State Contracts Register or an approved form
STD. 821, Contract Advertising Exemption Request, must be attached*14. SUMMARY OF BIDS *(List of bidders, bid amount and small business status) (If an amendment, sole source, or exempt, leave blank)***N/A – Local Assistance Grant**15. IF AWARD OF AGREEMENT IS TO OTHER THAN THE LOWER BIDDER, PLEASE EXPLAIN REASON(S) *(If an amendment, sole source, or exempt, leave blank)***N/A – Local Assistance Grant**

16. WHAT IS THE BASIS FOR DETERMINING THAT THE PRICE OR RATE IS REASONABLE?

N/A – Local Assistance Grant17. JUSTIFICATION FOR CONTRACTING OUT *(Check one)*☐ Contracting out is based on cost savings per Government Code
19130(a). The State Personnel Board has been so notified.☐ Contracting out is justified based on Government Code 19130(b).
Justification for the Agreement is described below.*Justification:***N/A – Local Assistance Grant**18. FOR AGREEMENTS IN EXCESS OF
\$5,000, HAS THE LETTING OF THE
AGREEMENT BEEN REPORTED TO THE
DEPARTMENT OF FAIR EMPLOYMENT
AND HOUSING?☐ NO ☐ YES ☒ N/A19. HAVE CONFLICT OF INTEREST ISSUES
BEEN IDENTIFIED AND RESOLVED AS
REQUIRED BY THE STATE CONTRACT
MANUAL SECTION 7.10?☐ NO ☐ YES ☒ N/A20. FOR CONSULTING AGREEMENTS, DID YOU REVIEW
ANY CONTRACTOR EVALUATIONS ON FILE WITH THE
DGS LEGAL OFFICE?☐ NO ☐ YES ☐ NONE
ON FILE ☒ N/A21. IS A SIGNED COPY OF THE FOLLOWING ON FILE AT YOUR AGENCY FOR THIS
CONTRACTOR?

A. CONTRACTOR CERTIFICATION CLAUSES

☐ NO ☐ YES ☒ N/A

B. STD. 204, VENDOR DATA RECORD

☐ NO ☐ YES ☒ N/A

22. REQUIRED RESOLUTIONS ARE ATTACHED

☐ NO ☒ YES ☐ N/A23. ARE DISABLED VETERANS BUSINESS ENTERPRISE GOALS REQUIRED? *(If an amendment, explain changes, if any)*☒ NO *(Explain below)*☐ YES *(If YES complete the following)*

DISABLED VETERAN BUSINESS ENTERPRISES: _____ % OF AGREEMENT

☐ Good faith effort documentation attached if
3% goal is not reached.☐ We have determined that the contractor has made a
sincere good faith effort to meet the goal.*Explain:***N/A – Local Assistance Grant**

24. IS THIS A SMALL BUSINESS CERTIFIED BY OSBCR?

☒ NO ☐ YES *(Indicate Industry Group)*

SMALL BUSINESS REFERENCE NUMBER

25. IS THIS AGREEMENT (WITH AMENDMENTS) FOR A PERIOD OF TIME LONGER THAN ONE YEAR? *(If YES, provide justification)*☒ NO ☐ YES***I certify that all copies of the referenced Agreement will conform to
the original Agreement sent to the Department of General Services.***

SIGNATURE/TITLE



DATE SIGNED

AGREEMENT NUMBER

SMM-04xx

REGISTRATION NUMBER

1. This Agreement is entered into between the State Agency and the Contractor named below:

STATE AGENCY'S NAME

Santa Monica Mountains Conservancy

CONTRACTOR'S NAME

Mountains Recreation and Conservation Authority (Majors/Verdugos Prop 12)

2. The term of this Agreement is: 12-6-04 through 12-30-06

3. The maximum amount of this Agreement is: \$ 1,005,000

4. The parties agree to comply with the terms and conditions of the following exhibits which are by this reference made a part of the Agreement.

Exhibit A – Scope of Work page(s)

Exhibit B – Budget Detail and Payment Provisions page(s)

Exhibit C* – General Terms and Conditions

Check mark one item below as Exhibit D:

☐
☐

Exhibit - D Special Terms and Conditions (Attached hereto as part of this agreement)

page(s)

Exhibit - D* Special Terms and Conditions

Exhibit E – Additional Provisions

page(s)

Items shown with an Asterisk (*), are hereby incorporated by reference and made part of this agreement as if attached hereto.
These documents can be viewed at www.ols.dgs.ca.gov/Standard+Language

IN WITNESS WHEREOF, this Agreement has been executed by the parties hereto.

CONTRACTOR

CONTRACTOR'S NAME (if other than an individual, state whether a corporation, partnership, etc.)

Mountains Recreation and Conservation Authority

BY (Authorized Signature)



DATE SIGNED(Do not type)

PRINTED NAME AND TITLE OF PERSON SIGNING

Michael Berger, Chair

ADDRESS

570 W. Avenue 26, Suite 100, Los Angeles, CA 90065

STATE OF CALIFORNIA

AGENCY NAME

Santa Monica Mountains Conservancy

BY (Authorized Signature)



DATE SIGNED(Do not type)

PRINTED NAME AND TITLE OF PERSON SIGNING

Jerome C. Daniel, Chair

ADDRESS

5750 Ramirez Canyon, Malibu, CA 90265

**California Department of General
Services Use Only**

☐ Exempt per:

EXHIBIT A
(Standard Agreement)

SCOPE OF WORK

1. Contractor agrees to provide to the Santa Monica Mountains Conservancy (SMMC) the following as described herein:

Fee acquisition of up to 461.8 acres in the Verdugo Mountains, and related closing and transaction costs. APNs 2545-016-005; 2545-017-007, 2545-019-001,-004,-008,-010,-011; 2545-020-001; 2546-009-006; 2546-010-011; 2546-011-002,-004.

See attached Grant Application, Staff Report and Resolution.

2. The services shall be performed within the Santa Monica Mountains Conservancy Zone.
3. The services shall be provided during normal business hours.
4. The project representatives during the term of this agreement will be:

State Agency: Santa Monica Mountains Conservancy	Contractor: Mountains Recreation and Conservation Authority
Name: Joseph T. Edmiston, FAICP	Name: Paul Edelman
Phone: (310) 589-3200	Phone: 310-589-3200 ext. 128
Fax: (310) 589-2408	Fax: 310-858-7212

Direct all inquiries to:

State Agency: Santa Monica Mountains Conservancy	Contractor: Mountains Recreation and Conservation Authority
Section/Unit: Government Programs	Section/Unit:
Attention: Grants Manager	Attention: Cara Mclane
Address: 570 W. Ave. 26, Suite 100, Los Angeles, CA 90065	Address: 570 W. Ave. 26, Los Angeles, CA 90065
Phone: (323) 221-8900	Phone: 323-221-9944 ext. 117
Fax: (323) 221-9933	Fax: 323-221-9934

EXHIBIT E

Additional General Provisions

Definitions

1. The term “Act” as used herein means the Resources Bond 2002.
2. The term “CEQA” as used herein means the California Environmental Quality Act, Public Resources Code Section 21000 et. seq; Title 14, California Code of Regulations Section 15000 et. seq.
3. The term “Contract” as used herein means an agreement between the State and Grantee specifying the payment of Grant Money by the State for the performance of Project goals within the Project Performance Period by the Grantee.
4. The term “Grantee” as used herein means the party described as the Grantee on page 1 of this Contract.
5. The term “Grant Moneys” as used herein means funds derived from the sale of bonds authorized by the Act.
6. The term “Project” as used herein means the project described in Section B of this Contract.
7. The term “Project Performance Period” as used herein means the period of time that the Grant Moneys are available, and the time in which the Project must be complete, billed and paid as described in Section C of this Contract.
8. The term “State” as used herein means the Santa Monica Mountains Conservancy.

B. Project Description

The Grantee shall be responsible for fee acquisition of up to 461.8 acres in the Verdugo Mountains, and related closing and transaction costs. APNs 2545-016-005; 2545-017-007, 2545-019-001,-004,-008,-010,-011; 2545-020-001; 2546-009-006; 2546-010-011; 2546-011-002,-004 in accordance with the

EXHIBIT E

attached staff report, resolution, and application authorizing such action dated December 6, 2004.

C. Project Period

The project period shall be from date of authorization to December 30, 2006, unless such time period is extended by the State.

D. Project Execution

1. Subject to the availability of Grant Moneys in the Act, the State hereby grants to the Grantee a sum of money (Grant Money) not to exceed the amount stated on page 1 of this contract in consideration of and on condition that the sum be expended in carrying out the purpose as set forth in the Description of Project and under the terms and conditions set forth in this Contract.

Unless otherwise determined by the State, Grantee agrees to assume any obligation to furnish any additional funds that may be necessary to complete the Project. Any modification or alteration in the Project as set forth in the Application on file with the State must be submitted to the Executive Director of State for approval.

2. Grantee agrees to complete the Project in accordance with the time of Project Performance Period, and under the terms and conditions of this Contract.
3. Grantee shall comply as lead agency with a California Environmental Quality Act (Public Resources Code, Section 21000, et. seq.)
4. If the Project includes development, the Grantee shall comply with all applicable current laws and regulations affecting development projects, including, but not limited to, laws affecting health and safety, hazardous materials, historical preservation, environmental impacts, building standards, and the like.

EXHIBIT E

5. Grantee agrees to permit periodic site visits by the State to determine if development work is in accordance with the approved Project Description including a final inspection upon Project completion.
6. Grantee agrees to submit any significant deviation from the original Project Description to the Executive Director of State for prior approval.
7. **If the Project includes acquisition of real property, the Grantee agrees to comply with all applicable state and local laws or ordinances affecting relocation and real property acquisition. Documentation of such compliance will be made available for review upon request by the State.**
8. Grantee agrees to provide reasonable public access to lands acquired in fee with Grant Moneys except where that access may interfere with habitat protection.
9. Grantee agrees to comply with prevailing wage requirements. On January 1, 2004, additional prevailing wage requirements were added by the implementation of Senate Bill No. 966 (2003/2004 Reg. Session). The Department of Industrial Relations, Division of Standards Enforcement is the appropriate agency to contact for additional information on whether a project is a public works and whether prevailing wage is required, <http://www.dir.ca.gov>.

E. Project Costs

The Grant Moneys to be provided Grantee under this Contract may be disbursed as follows:

1. For acquisition Projects: Acquisition of real property shall be from a willing seller of a fee interest or any other interest. The State may

EXHIBIT E

disburse to Grantee the amount of the purchase price together with cost allocation or overhead and incident acquisition costs.

2. For development Projects: The State may disburse to Grantee the Grant Moneys on proof of award of a construction contract or commencement of construction by force account including cost allocation and project administration costs, up to one hundred percent of the total Grant, or the actual cost, whichever is less.

F. Project Administration

1. Grantee agrees to promptly submit such reports as the State may request. Grantee shall provide State a report showing total final Project expenditures.
2. Grantee agrees that property and facilities acquired or developed pursuant to this Contract shall be available for inspection upon request by the State.
3. Grantee agrees to use any moneys advanced by the State under the terms of this Contract solely for the Project herein described. Any temporary borrowings of such money for cash flow purposes by Grantee shall be approved by Executive Director of State only upon such assurances that the funds will be promptly repaid as the Executive Director may require.
4. If Grant Funds are advanced, the Grantee shall place these Funds in a separate interest bearing account, setting up and identifying such account prior to the advance. Interest earned on Grant Funds shall be used to complete the Project, as approved by the State. **Any overpayment of Grant Funds in excess of final project costs shall either be returned to the State or reallocated to another Project upon approval by the State within 60 days of completion of the Project or the end of the Project performance period as shown on the signature page, whichever is earlier.**

EXHIBIT E

5. Grantee agrees that income earned by the Grantee from use of the Project shall be used to further Project purposes, or, if approved by the State, for related purposes within the Grantee's jurisdiction.

G. Project Termination

1. Grantee may unilaterally rescind this Contract at any time prior to the commencement of the Project. After Project commencement this Contract may be rescinded, modified or amended by mutual agreement in writing.
2. Failure by the Grantee to comply with material terms of this Contract or any other Contract under the Act may be cause for suspension of all obligations of the State hereunder.
3. **Failure of the Grantee to comply with the terms of this Contract shall not be cause for the suspension of all obligations of the State hereunder if in the judgment of the Executive Director of State such failure was due to no fault of the Grantee. In such case, any amount required to settle at minimum cost any irrevocable obligations properly incurred shall be eligible for reimbursement under this Contract.**
4. Because the benefit to be derived by the State, from the full compliance by the Grantee with the terms of this Contract, is the preservation, protection and net increase in the quantity and quality of parks, public recreation facilities and/or historical resources available to the people of the State of California and because such benefit exceeds to an immeasurable and unascertainable extent the amount of money furnished by the State by way of Grant Moneys under the provisions of this Contract, the Grantee agrees that payment by the Grantee to the State of an amount equal to the amount of the Grant Moneys disbursed under this Contract by the State would be inadequate compensation to the State for any material breach by the Grantee of this Contract. **The Grantee further agrees therefore, that**

EXHIBIT E

the appropriate remedy in the event of a breach by the Grantee of this Contract shall be the specific performance of this Contract.

5. Grantee and State agree that if the Project includes development, final payment may not be made until the Project conforms substantially to this Contract and is a useable facility.

H. Hold Harmless

1. Grantee agrees to waive all claims and recourse against the State including the right to contribution for loss or damage to persons or property arising from, growing out of or in any way connected with or incident to this Contract except claims arising from the concurrent or sole negligence of State, its officers, agents, and employees.
2. Grantee agrees to indemnify, hold harmless and defend State, its officers, agents and employees against any and all claims demands, damages, costs, expenses or liability costs arising out of the acquisition, development, construction, operation or maintenance of the property described as the Project which claims, demands, or causes of action arise under Government Code Section 895.2 or otherwise except for liability arising out of the concurrent or sole negligence of State, its officers, agents or employees.
3. Grantee agrees that in the event State is named as codefendant under the provisions of Government Code Section 895 et seq., the Grantee shall notify State of such fact and shall represent State in the legal action unless State undertakes to represent itself as codefendant in such legal action in which event shall bear its own litigation costs, expenses, and attorney's fees.
4. Grantee and State agree in the event of judgment entered against the State and Grantee because of the concurrent negligence of the State and Grantee, their officers, agents, or employees, an apportionment of

EXHIBIT E

liability to pay such judgment shall be made by a court of competent jurisdiction. Neither party shall request a jury apportionment.

5. Grantee agrees to indemnify, hold harmless and defend the State, its officers, agents and employees against any and all claims, demands, costs, expenses or liability costs arising out of legal actions pursuant to items to which the Grantee has certified. Grantee acknowledges that it is solely responsible for compliance with items to which it has certified.

I. Financial Records

1. The State may audit the Project. If so, the Grantee will be notified at least 30 days in advance. The audit may occur up to three years after the final payment of Grant Moneys.
2. Grantee agrees to maintain satisfactory financial accounts, documents and records for the Project and to make them available to the State for auditing at reasonable times. Grantee also agrees to retain such financial accounts, documents and records for **three years following** Project termination or completion.

Grantee and State agree that during regular office hours each of the parties hereto and their duly authorized representative shall have the right to inspect and make copies of any books, records or reports of the other party pertaining to this agreement or matters related thereto. Grantee agrees to maintain and make available for inspection by the State accurate records of all of its costs, disbursements and receipts with respect to its activities under this Contract.

3. Grantee agrees to use a generally accepted accounting system.

EXHIBIT E

J. Use of Facilities

1. **Grantee agrees that the Grantee shall use the property acquired or developed with Grant Moneys under this Contract only for the purpose for which the State Grant Moneys were requested and no other use of the property shall be permitted except by specific act of the Legislature.**
2. Grantee shall use the property for the purposes for which the Grant was made and shall make no other use or sale or other disposition of the property, except as consistent with the Act and authorized by the State. This Agreement shall not prevent the transfer of the property from the Grantee to a public agency, if the successor public agency assumes the obligations imposed by this Agreement. If the use of the property is changed to a use that is not permitted by the Act, or if the property is sold or otherwise disposed of, an amount equal to (1) the amount of the grant (2) the fair market value of the real property, or (3) the proceeds from the sale or other disposition, whichever is greater, shall be reimbursed to the State, unless approved by the Executive Director of State to be used for related purposes within the Grantee's jurisdiction. If the property sold or otherwise disposed of is less than the entire interest in the property funded in the Grant, an amount equal to either the proceeds from the sale or other disposition of the interest or the fair market value of the interest sold or otherwise disposed of, whichever is greater, shall be reimbursed to the State, unless approved by the Executive Director of State to be used for related purposes within the Grantee's jurisdiction.
3. Grantee agrees to maintain and operate the property acquired, developed, rehabilitated or restored with Grant Moneys for a period that is commensurate with the type of project and the proportion of State funds and local matching funds or property allocated to the capital costs of the project.

K. Nondiscrimination

EXHIBIT E

1. The Grantee shall not discriminate against any person on the basis of sex, race, color, national region, age, religion, ancestry, or physical handicap in the use of any property or facility acquired or developed pursuant to this Contract.
2. The Grantee shall not discriminate against any person on the basis of residence except to the extent that reasonable differences in admission or other fees may be maintained on the basis of resident and pursuant to law.
3. All facilities shall be open to members of the public generally, except as noted under the special provisions of this Contract.

L. Application Incorporation

The Application and any subsequent change or addition approved in writing by the State is hereby incorporated in this Contract as though set forth in full in this Contract.

M. Severability

If any provision of this Contract or the application thereof is held invalid, that invalidity shall not affect other provisions or applications of the agreement which can be given effect without the invalid provision or application, and to this provisions of this Contract are severable.

N. Budget Detail and Payment Provisions

Invoicing and Payment

1. For services satisfactorily rendered, and upon receipt and approval of the invoices, the State agrees to compensate the Contractor for actual

EXHIBIT E

expenditures incurred in accordance with the rates specified herein, which is attached hereto and made a part of this Agreement.

2. Invoices shall include the Agreement Number and shall be submitted in triplicate not more frequently than monthly in arrears to:

Santa Monica Mountains Conservancy
c/o Governmental Programs Officer
570 W. Ave. 26, Ste. 100
Los Angeles, CA 90065

O. Budget Contingency Clause

1. It is mutually agreed that if the Budget Act of the current year and/or any subsequent years covered under this Agreement does not appropriate sufficient funds for the program, this Agreement shall be of no further force and effect. In this event, the State shall have no liability to pay any funds whatsoever to Contractor or to furnish any other considerations under this Agreement and Contractor shall not be obligated to perform any provisions of this Agreement.
2. If funding for any fiscal year is reduced or deleted by the Budget Act for purposes of this program, the State shall have the option to either cancel this Agreement with no liability occurring to the State, or offer an agreement amendment to Contractor to reflect the reduced amount.



MOUNTAINS RECREATION & CONSERVATION AUTHORITY

Los Angeles River Center and Gardens

570 West Avenue Twenty-six, Suite 100

Los Angeles, California 90065

Phone (323) 221-9944 Fax (323) 221-9934

November 12, 2004

Mr. Jerome C. Daniel
Chairperson
Santa Monica Mountains Conservancy
5750 Ramirez Canyon
Malibu, California 90265

**Grant Application - Proposition 40 Funds
Verdugo Mountains Acquisition (Majors)**

Dear Mr. Daniel:

I am pleased to present the enclosed application for Proposition 40 grant funding for acquisition of the Majors property in the Verdugo Mountains. The MRCA requests a grant in the sum of \$1,005,000 from the California Clean Water, Clean Air, Safe Neighborhood Parks, and Coastal Protection Act of 2002 (Proposition 40), Article 5, Land, Air, and Water Conservation, Section 5096.650(b).

The proposed grant would fund fee acquisition of a portion of 496 acres, and the remainder will be donated to the MRCA by the Fond Land Preservation Fund. Please refer to the enclosed application for more information. If you have any questions regarding this, please contact our project manager, Paul Edelman, at 310-589-3230, extension 128.

Sincerely,

A handwritten signature in black ink, appearing to read 'Michael D. Berger'.

Michael D. Berger
Chairperson

Attachments: Application

SANTA MONICA MOUNTAINS CONSERVANCY GRANT APPLICATION			
Project Name: Verdugo Mtns (Majors) Acquisition		Amount of Request: \$ 1,005,000	
Applicant Name: Mountains Recreation & Conservation Authority		Total Project Cost: \$ 2,010,000	
		Amount of Match: \$ 1,005,000	
		Source of Match: Private donations, Prop 12	
Applicant Address: 570 West Avenue 26, Suite 100 Los Angeles, CA 90065		Project Address: 210 Fwy / Sunland Blvd	
		County	Senate District
		Los Angeles	17
			Assembly District
			38
Phone: 323-221-9944			
Fax: 323-221-9934		Email: Paul.Edelman@mrca.ca.gov	
Grantee's Authorized Representative:			
Cara McLane, Contracts Officer		323-221-9944, x117	
Name and Title		Phone	
Person with day-to-day responsibility for project:			
Paul Edelman, Chief of Natural Resources and Planning		310-589-3230, x128	
Name and Title		Phone	
Brief Scope of Work (60 words maximum): Fee acquisition of up to 496 acres in the Verdugo Mountains, and related closing and transaction costs. APNs 2545-016-005; 2545-017-007, 2545-019-001,-004,-008,-010,-011; 2545-020-001; 2546-009-006; 2546-010-011; 2546-011-002,-004.			
Funding Source Applied for: Proposition 40			
Narrative/Project Description: The Verdugo Mountains are a unique urban range virtually surrounded by development but still connected by a thread to the vast natural areas of the San Gabriel Mountains and the Angeles National Forest. The extension of the Big Tujunga Wash into the floor of the San Fernando Valley makes this connection possible. Although bisected by the 210 Freeway and Foothill Boulevard, the tremendous ecological resources of Big Tujunga Wash has resulted in large scale under-crossings beneath Foothill Boulevard and the 210 Freeway. The proposed acquisition will protect the land and water resources of the Verdugo Mountains, including core habitat, and augment a key inter-mountain range wildlife corridor. The habitat linkage between the wash and the Verdugo Mountains is narrow but does not require any additional road crossing structures to be functional. The subject properties are on generally rugged terrain with high quality cover of chaparral, coastal sage scrub, and scattered oaks. Several blue line streams are located on the property, as well as other smaller drainages. Given the proximity to the Foothill Freeway and the surrounding infrastructure, the subject properties would be a prime opportunity for residential and commercial development if not protected as open space. Purchase of the property for public parkland will provide protection of native plant communities, wildlife habitat, and scenic viewsheds. The proposed acquisition will also provide for public access and low-impact recreation. Sunland Boulevard could provide a good recreational access point for			

Continued on next page

the public. The MRCA would manage the property.

The subject properties, totaling 461.8 acres, are owned by Major Land Company and a private individual. The owners are willing sellers. The properties have been appraised and the appraisal was reviewed and approved by the Department of General Services. Because the appraisal is over two years old, an updated appraisal has been commissioned. The original appraised value exceeded the amount of public funds to be used to acquire the property. If the requested funds are secured, the transaction could be completed by January 31, 2005.

The total project cost is \$2,010,000. Additional funds to complete the acquisition will come from private donation, and the MRCA is also requesting a Proposition 12 grant (see separate application). All of the APNs listed will be purchased as a part of the project, however it is not known at this time which specific parcels will be purchased with the requested Proposition 40 funds, versus the private donation or Proposition 12 funds.

The acquisition is in compliance with the California Environmental Quality Act (CEQA). A Notice of Exemption will be filed for the acquisition. The project is consistent with all applicable land use plans and ordinances. It is also consistent with all relevant Los Angeles City ordinances and general plan documents. Amendments to local plans or the Rim of the Valley Trail Corridor Master Plan are not required.

Tasks / Milestones:	Budget:	Completion Date
1 Land purchase cost	\$ 1,000,000	June 30, 2005
2 Closing and transaction costs	\$ 5,000	June 30, 2005

Acquisition Projects: **APN(s):** 2545-016-005, 2545-017-007, 2545-019-001, 2545-019-004, 2545-019-008, 2545-019-010, 2545-019-011, 2545-020-001, 2546-009-006, 2546-010-011, 2546-011-002, 2546-011-004.
Acreage: 461.8

I certify that the information contained in this Grant Application form, including required attachments, is accurate.



Signature of Authorized Representative

12 Nov 04

Date

Form SMM-001

STATE OF CALIFORNIA ♦ THE RESOURCES AGENCY

SANTA MONICA MOUNTAINS CONSERVANCY

LOS ANGELES RIVER CENTER AND GARDENS
570 WEST AVENUE TWENTY-SIX, SUITE 100
LOS ANGELES, CALIFORNIA 90065
PHONE (323) 221-8900
FAX (323) 221-9001



November 19, 2004

John A. Saurenman
Supervising Deputy Attorney General
Office of the Attorney General, Lands Section
300 South Spring Street
Los Angeles, California 90013

**Verdugo Mountains-Majors
Proposition 40 Grant Application**

Dear John:

Enclosed please find a proposed grant application submitted in draft form by the Mountains Recreation and Conservation Authority (MRCA) and drafts of the Santa Monica Mountains Conservancy grant agreement, staff report and resolution.

The MRCA is requesting a grant in an amount of \$1,005,000 from the Conservancy's Proposition 40 funds to be used for the acquisition of a portion of 461 acres located in the Verdugo Mountains. Section 5096.650(b) of the Public Resources Code provides that the Conservancy may make grants for the purpose of acquisition of land and water resources pursuant to Division 23 of the Public Resources Code. The subject property property is located within the Rim of the Valley Trail Corridor.

Pursuant to Section 5 of the Budget Control language the Conservancy requests that your office review the enclosed draft and provide the Conservancy with an informal letter of advice as to whether the proposed grant is in compliance with the General Obligation Bond Law.

Sincerely,

A handwritten signature in cursive script that reads "Laurie C. Collins".

LAURIE C. COLLINS
Chief Staff Counsel

BILL LOCKYER
Attorney General

State of California
DEPARTMENT OF JUSTICE



300 SOUTH SPRING STREET, SUITE 1702
LOS ANGELES, CA 90013

Public: (213) 897-2000
Telephone: (213) 897-2702
Facsimile: (213) 897-2801
E-Mail: John.Saurenman@doj.ca.gov

December 3, 2004

Laurie Collins
Chief Staff Counsel
Santa Monica Mountains Conservancy
Los Angeles River Center and Gardens
570 West Avenue Twenty-Six, Suite 100
Los Angeles, CA 90065

RE: Proposition 40 Grant to MRCA for Verdugo Mountains-Majors Acquisition

Dear Ms. Collins:

You have asked that the Office of the Attorney General review the above-referenced grant to the Mountains Recreation and Conservation Authority (MRCA) and advise the Conservancy whether the grant complies with the General Obligation Bond Law and Proposition 40. We are reviewing this grant pursuant to the control language in this year's budget which mandates Attorney General review of Conservancy grants from its appropriation of bond funds for this fiscal year to insure compliance with the General Obligation Bond Law and the pertinent bond acts.

Based on the information you have provided, the Conservancy proposes to grant \$1,005,000 in Proposition 40 bond funds to the MRCA to be used in the acquisition of 461 acres located in the Verdugo Mountains. By acquiring this property, the MRCA will preserve it from commercial and residential development and will protect native plant communities, wildlife habitat and scenic viewsheds. This grant will not be sufficient to fund the entire acquisition. Additional funds will come from a companion MRCA application for a grant of Proposition 12 funds and from private donations. At this time, the Conservancy does not know the percentage of the acquisition that will be funded from Proposition 40, from Proposition 12 or from private donations.

Proposition 40 allocates \$40 million to the Santa Monica Mountains Conservancy for the acquisition, development, rehabilitation, restoration, and protection of land and water resources in accordance with the Santa Monica Mountains Conservancy Act. (Pub. Resources Code, § 5096.650(b).) This grant is for the acquisition of a land or water resource in the Verdugo Mountains, and this acquisition is consistent with the Conservancy's Rim of the Valley Trail Corridor Master Plan. Based on our understanding of this grant proposal, it is our opinion that

Laurie Collins
December 3, 2004
Page 2

the expenditure of Proposition 40 proceeds to acquire the Majors property is a proper use of the bond funds which is consistent with the General Obligation Bond Law and Proposition 40. If our understanding is incorrect, or if circumstances change, you should contact us before encumbering these bond funds.

Sincerely,

A handwritten signature in black ink, appearing to read "John A. Saurenman", with a stylized, flowing script.

JOHN A. SAURENMAN
Supervising Deputy Attorney General

For BILL LOCKYER
Attorney General